



Northside Specific Plan

**Community & Economic
Development Department**

Pre-RFQ Community Meeting

November 4, 2015

Tonight's Outline

- Welcome and Introduction
 - Ward 1 Councilmember Mike Gardner
 - Community and Economic Development Staff
- Tonight's Goal – **What's important to you?**
- What is a Specific Plan?
- Northside Neighborhood Context
 - Location and Boundaries
 - General Plan Land Use Designations
 - Zoning
 - Related Northside Efforts
- Preparing Specific Plan
- What We've Heard So Far
- Next Steps
- Q&A



Tonight's Goal

What's Important to You?

- City Preparing a Specific Plan for Northside Neighborhood
- Seeking a consultant team that possesses qualifications and areas of expertise that the community identifies as most important
- Recruitment of a consultant team
 - Request for Qualifications (RFQ)
 - Request for Proposals (RFP)
- Scope of work – Identifies work to be performed



What is a Specific Plan?

- Guides development consistent with the General Plan 2025
- Creates regulations unique to the character of an area
- Includes the community in creating regulations that reflect a shared vision
- Encourages compatible land uses and appropriate growth



Parts of a Specific Plan

- Setting and Background
- Vision, Objectives, and Policies
- Existing Land Uses
- Community Issues, Opportunities, and Assumptions
- Environmental Conditions
- Infrastructure Constraints
- Building Form and Development Standards
- Permitted Uses
- Design Guidelines
- Circulation and Streetscape Design
- Implementation



Why Create a Specific Plan?

- Defines Community Vision
- Identifies Opportunities and Constraints
- Outlines Objectives and Policies
- Establishes Land Use and Development Regulations
- Provides Predictability - Stabilizes Property Values
- Clarifies the Approval Process



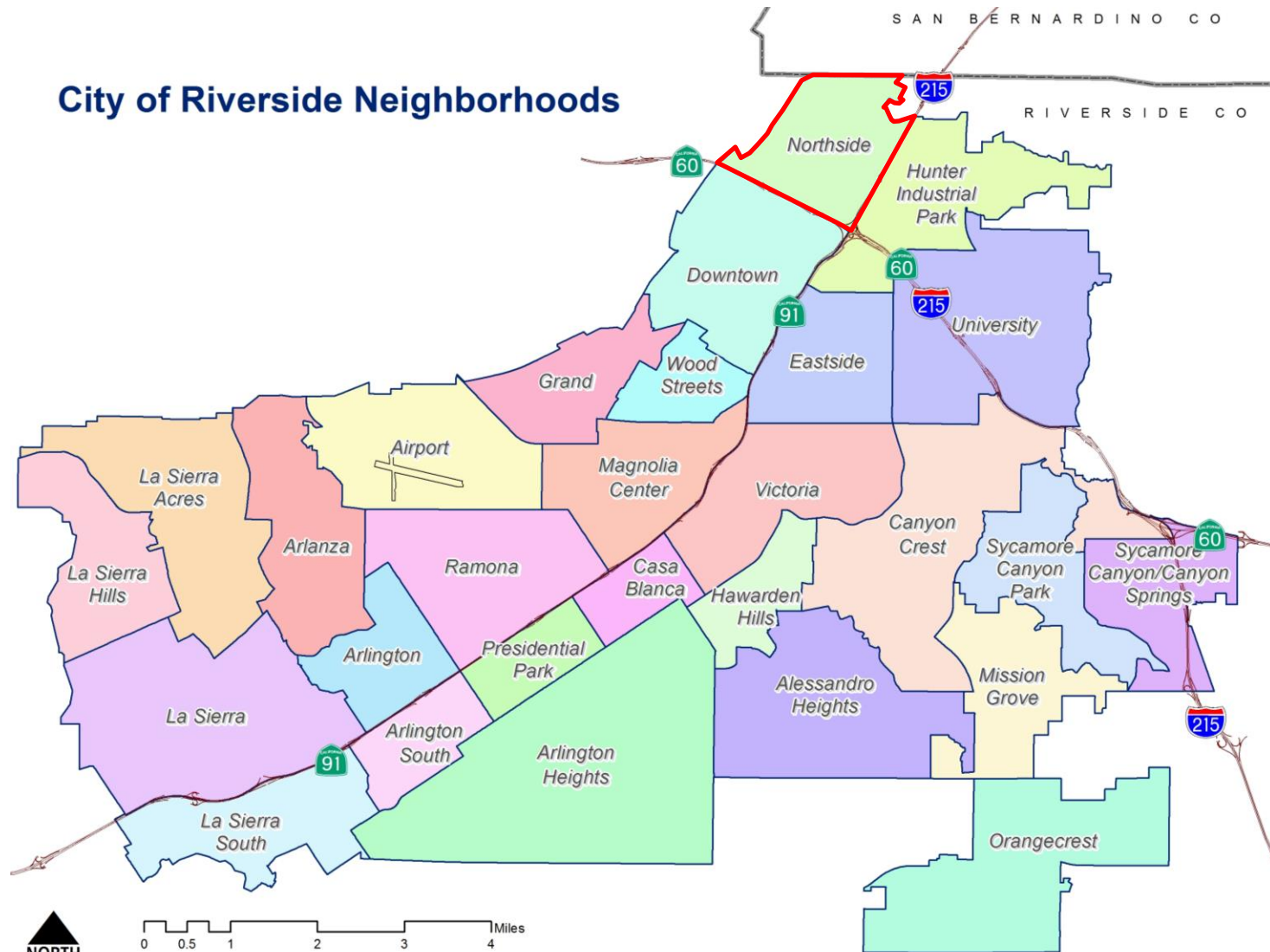
Environmental Impact Report



Northside Neighborhood Context



Northside Neighborhood Context



0 0.5 1 2 3 4 Miles



Former Golf Course and Ab Brown Sites

- Future use and need to be determined
- Golf Course Site – 125 acres
 - 2 year agreement as cross-country running course (exp. June 30, 2016)
- Ab Brown Sports Complex – 57 acres
 - AYSO lease for youth soccer activities (exp. June 30, 2016)
- Board of Public Utilities Feedback – October 2, 2015
 - Any future transaction or disposition relative to RPU held property assets must reflect appropriate ratepayer value per Real Property Financial Management Policy (adopted Nov. 21, 2014)
 - Any future transaction or disposition must account for existing and planned/proposed utility infrastructure needs
 - The RPU Board and staff should be directly engaged in the visioning process

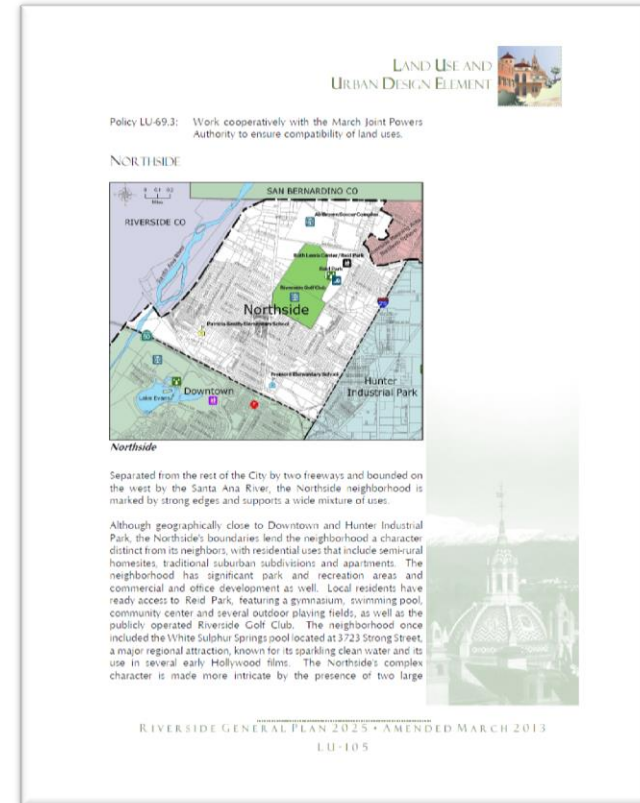


Pellissier Ranch

- 227- acre property
- Owned by Riverside Public Utilities
- Located in the City of Colton
- Future use of property uncertain
- Close proximity to Northside Neighborhood
- Consider inter-agency specific plan

General Plan 2025 Northside Policies

- a. **Prepare a Specific Plan for the Northside**
- b. Maintain and improve of major park and recreation facilities
- c. Preserve long-established residential uses
- d. Enhance small, economically successful commercial and industrial sites
- e. Protect scenic integrity of residential neighborhoods
- f. Encourage “clean” technology (biotechnology, research and development, light manufacturing)
- g. Provide a balanced community with sufficient office, commercial and industrial uses
- h. Encourage appropriate industrial development opportunities
- i. Encourage appropriate retail opportunities
- j. Special design considerations for interface between residential and commercial or industrial properties
- k. Use natural appearing drainage channels of innovative design
- l. Preserve large groupings of trees as part of development projects or road widenings
- m. Coordinate trail alignments within Springbrook Wash and the Santa Ana River




*General Plan 2025 Policies LU-70 to LU-74




























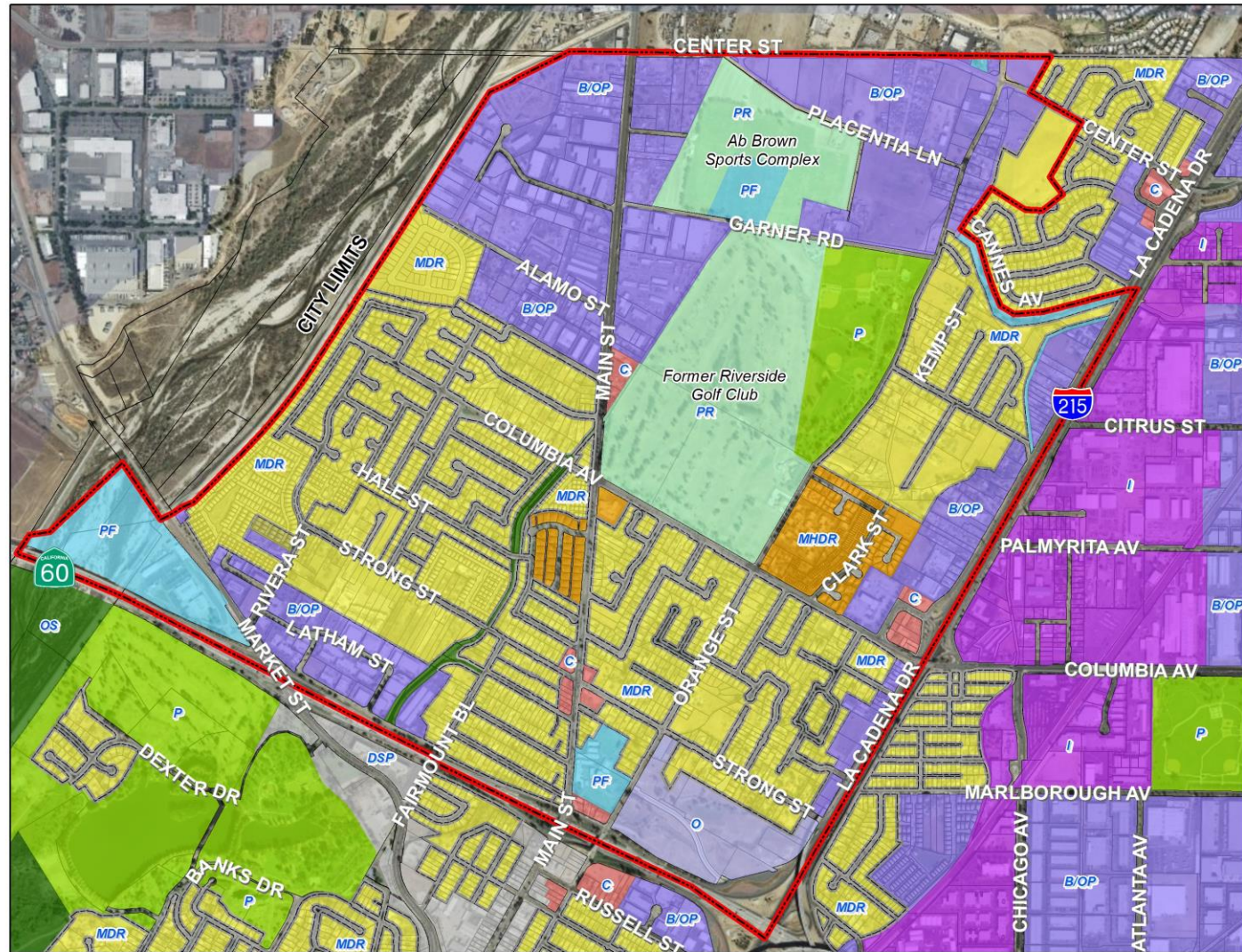
Northside Neighborhood General Plan

Legend

 Northside Neighborhood

General Plan 2025

-  A - AGRICULTURAL
-  A/RR - AGRICULTURAL/RURAL RESIDENTIAL
-  HR - HILLSIDE RESIDENTIAL
-  SRR - SEMI RURAL RESIDENTIAL
-  VLDR - VERY LOW DENSITY RESIDENTIAL
-  LDR - LOW DENSITY RESIDENTIAL
-  MDR - MEDIUM DENSITY RESIDENTIAL
-  MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
-  HDR - HIGH DENSITY RESIDENTIAL
-  VHDR - VERY HIGH DENSITY RESIDENTIAL
-  C - COMMERCIAL
-  CRC - COMMERCIAL REGIONAL CENTER
-  DSP - DOWNTOWN SPECIFIC PLAN
-  OSP - ORANGECREST SPECIFIC PLAN
-  O - OFFICE
-  B/OP - BUSINESS/OFFICE PARK
-  I - INDUSTRIAL
-  MU-N - MIXED USE-NEIGHBORHOOD
-  MU-V - MIXED USE-VILLAGE
-  MU-U - MIXED USE-URBAN
-  PF - PUBLIC FACILITIES/INSTITUTIONAL
-  PR - PRIVATE RECREATION
-  P - PUBLIC PARK
-  OS - OPEN SPACE/NATURAL RESOURCES
-  RAT - KANGAROO RAT HABITAT



Northside Neighborhood Zoning

Legend

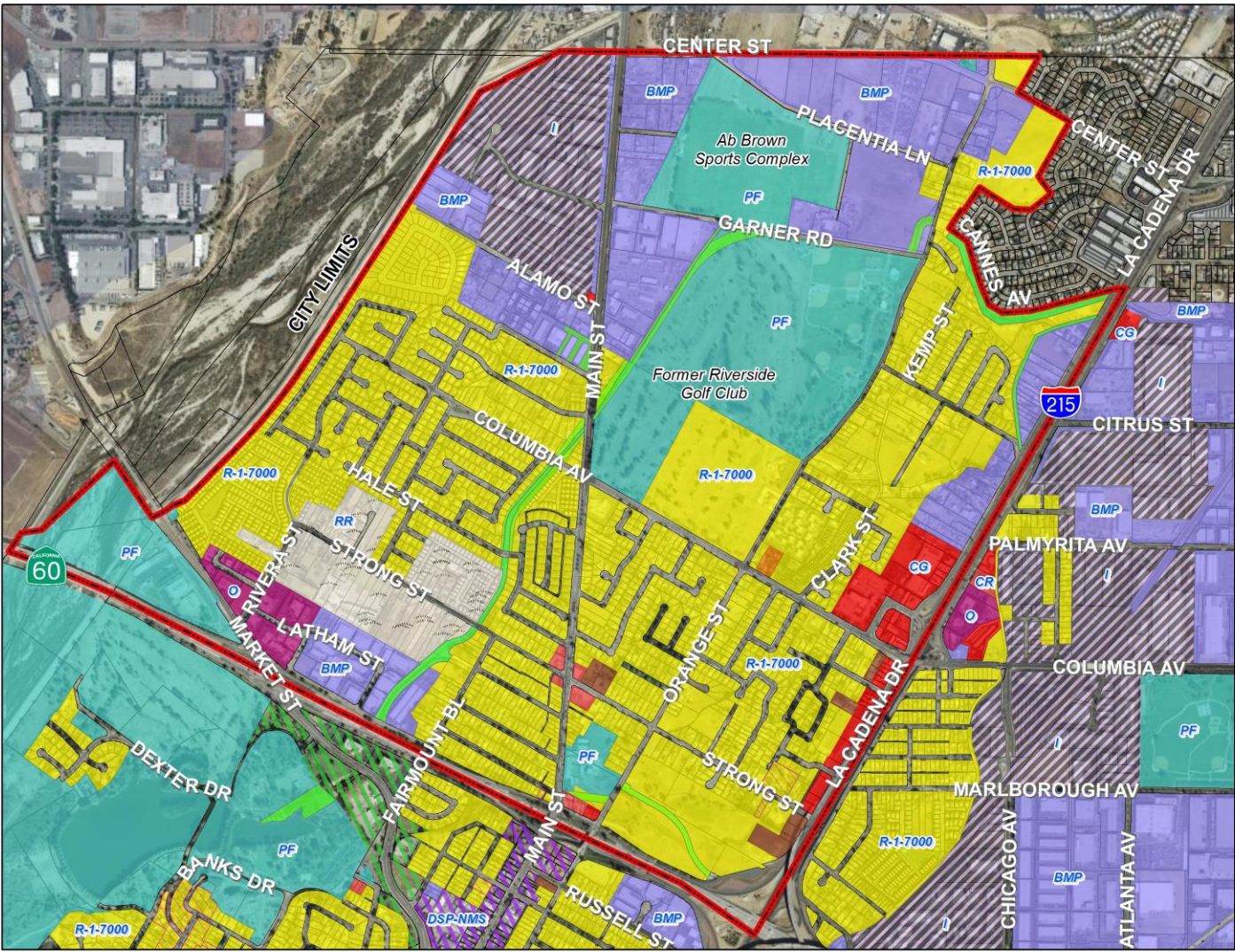
Northside Neighborhood

Zoning

- BMP - Business Manufacturing Park
- CG - Commercial General
- CR - Commercial Retail
- DSP-MSG - Downtown S.P. Main St. Gateway
- DSP-NMS - Downtown S.P. North Main St.
- I - Industrial
- O - Office
- PF - Public Facilities
- R-1-7000 - Single Family Residential
- R-3-1500 - Multiple Family Residential
- R-3-3000 - Multiple Family Residential
- RR - Rural Residential
- RWY - Railway

Overlay Zones

- CR - Cultural Resources Overlay
- WC - Water Course Overlay



Related Northside Efforts

- 1991 Northside Community Plan
 - Rescinded with adoption of General Plan 2025
 - Intended to be replaced with a Northside Neighborhood Plan
- Former Redevelopment Area
 - Hunter Park/Northside Implementation Plan Adopted Dec. 2004
 - Public Works Projects – Streets, Sidewalks, Landscaping
 - Façade Improvement Program
 - Residential In-fill Program
 - Rehabilitation Assistance Funding
 - Redevelopment Agencies dissolved February 2012
- Smart Code Specific Plan Effort
- “Our Riverside Our Neighborhoods” (ORON)
 - Asset-Based Community Development Effort



Preparing a Specific Plan



Preparing a Specific Plan

1) Cost

- a. Specific Plan Preparation, EIR and Legal Peer Review
- b. Will vary based on focus area and significance of change or intensity of impacts
- c. Approximately \$1M (further inquiry required)

2) Tentative Timeline

- a. Dialog with stakeholders prior to preparing RFQ
- b. Release RFQ and engage consultant (Nov.-Dec. 2015)
- c. Conduct approx. 4 community workshops (Jan.-Sept. 2016)
- d. Complete Draft Specific Plan (Sept. 2016)
- e. Public Review (Oct.-Dec. 2016)
- f. Complete Environmental Review (approx. Jan.-June 2017)
- g. Complete Public Hearings/Adopt (approx. July-Sept. 2017)



Engaging Stakeholders

- Residents & Property Owners
- Northside Improvement Association
- Springbrook Heritage Alliance
- Spanish Town Heritage Foundation
- Latino Network
- Businesses & Chambers of Commerce
- Riverside Public Utilities
- City of Colton
- Riverside County
- San Bernardino County
- School Districts



Public Engagement

- Identify community desires, needs and priorities
- Develop community vision
- Identify vacant and underutilized properties
- Discuss appropriate mix of land uses
- Discuss development standards
- Review draft Northside Specific Plan
- Public hearing process



What We've Heard So Far

- Revisit 1991 Northside Community Plan
- Provide summary of Zoning and Annexation history
 - Particularly for BMP-Zoned properties
- Identify General Plan & Zoning inconsistencies
- Preserve and enhance single-family residential areas
- Preserve and enhance historic resources
 - Trujillo Adobe – Spanish Town
- Identify use compatibility
 - Warehouse near residential
 - Warehouse near Trujillo Adobe
 - Locating multi-family housing
 - Need for shopping and entertainment
- Preserve and enhance natural resources
 - Springbrook Arroyo – Springbrook Watershed
- Preserve Golf Course site for open space and recreation
- Preserve/enhance Ab Brown Sports Complex or relocate elsewhere in City



What We've Heard So Far

Based on feedback, the Scope of Work should include:

- Traffic Analysis
- Historic Property Survey
- Land Use Survey
- Biology Study
- Park Needs Assessment
- Flood Zone Assessment
- Real Estate Analysis
- Economic Analysis
- Public Utility Needs Assessment



Next Steps

- RFQ anticipated to be released by November 30
- Identify qualified consultants – Request proposals (RFP)
- Interview and select consultant
- Initiate contract and scope of work for City Council approval
- Commence Northside Specific Plan effort
- Begin Community meetings



Questions?

Thank You

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